

Notes:

- Proposed new language is shown underlined.

Proposed Text Change

TO AMEND

- §4-5 Maximum Allowable Multi-Family Dwellings, by amending standard #2;
- §5 “DEFINITIONS”, by adding a new “Special Needs Housing” definitions; and
- §32 “Supplementary Use Regulations”, by adding NEW §32-27 “Special Needs Housing”

§4-5 Maximum Allowable Multi-Family Dwellings

2. The first two-hundred (200) multi-family units approved under §32-15B, Age-Restricted Housing, per §32-15B.18, Special Needs Housing per §32-27, Exemptions and/or dwelling units under §39A-3, Inclusionary Housing Overlay District, Designation/Uses Permitted, ALFCIL Facilities.

...

§5 DEFINITIONS

Special Needs Individuals:

Persons that are blind, physically disabled, and/or have intellectual disabilities pursuant to Sections 1-1f and/or 1-1g of the Connecticut General Statutes

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32-27 Special Needs Housing

Housing for Special Needs Individuals is an important element of residential development within the Town. Such housing enables persons with special needs to live in Westport and contribute to the community through employment and other opportunities. Special Needs Housing allows the adaptive reuse and redevelopment of buildings. Special Needs Housing shall be restricted to persons meeting the definition of Special Needs Individuals. When located in residential zones, Special Needs Housing shall require a Special Permit and Site Plan Approval.

32-27.1 Location

Special Needs Housing shall be located on property satisfying all of the following criteria:

- a) The property shall have frontage on a State Road;
- b) The property shall be served by public water and public sanitary sewer; and
- c) The property shall be non-residentially zoned or contain uses and/or density that do not conform to the underlying residential zone.

32-27.2 Density

The maximum allowable density shall not exceed one (1) unit per 800 square feet of existing building floor area to be adaptively reused and/or redeveloped and not more than six (6) residences per building.

32-27.3 Setbacks

Notwithstanding any requirements of the underlying zone(s) or §6-2, existing nonconforming buildings shall be allowed to remain and be redeveloped provided that any new building footprint shall comply with the setback requirements of the underlying zoning district, except that building modifications and/or additions for the purposes of meeting current building and/or handicap accessibility codes may be permitted a setback reduction not to exceed five (5) feet. No setback shall be required from Zoning District Boundary Lines crossing the interior of the lot.

32-27.4 Height

Notwithstanding any requirements of the underlying zone(s) or §6-2, existing nonconforming buildings to be redeveloped may be allowed the same height and stories as the existing building, excluding any elevator and/or mechanical appurtenances required for the purposes of meeting current building and/or handicap accessibility codes.

32-27.5 Coverage

Notwithstanding any requirements of the underlying zone(s) or §6-2, existing nonconforming buildings to be redeveloped may be allowed the same coverage as the existing building except that building modifications and/or additions for the purposes of meeting current building and/or handicap accessibility codes may be permitted a coverage bonus not to exceed an additional five (5) percent above existing or permitted (whichever is greater) Building Coverage and/or Total Coverage.

32-27.6 Signs

Signs shall be permitted in accordance with §33 of the Supplementary Regulations.

32-27.7 Parking and Loading

The minimum parking requirement for Special Needs Housing shall be one-half (0.5) space per residence but not less than three (3) spaces per lot.

32-27.8 Landscaping, Screening and Buffer Areas

Landscaping, screening and buffer area shall be provided in accordance with §35 of the Supplementary Regulations, except that existing nonconforming yard buffers may be permitted to remain. The requirements of §32-8 shall not apply to the construction of landscaping and/or drainage, sanitary or other utilities located within five (5) feet of a property line.

32-27.9 Architectural Design

The architectural design, including the exterior building material, color, roof line and building elevations shall be residential in character and compatible in scale with the existing building to be adaptively reused and/or surrounding neighborhood so as to protect property values and preserve and improve the appearance and beauty of the community.

32-27.10 Utilities

All storm drainage facilities and public sanitary sewers shall be designed and constructed in accordance with Town standards, subject to the approval of the Town Engineer.

32-27.11 Affordability Requirement

All proposed units shall be affordable to households whose income does not exceed 80% of the State Median Income as provided by CT General Statutes §8-30g.